

FOR
SALE



2 Slade Gate Cottages, Bullingham Lane, Hereford HR2 7SA

£350,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this peaceful location on the southern outskirts of Hereford city, a 3-bedroom semi-detached house offering ideal family accommodation. The property benefits from ample parking, good-size garden, 3 bedrooms, 2 reception rooms, and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi-detached house*
- *Peaceful location*
- *Southern outskirts of the City*
- *3 bedrooms*
- *Gas central heating, double-glazing*
- *Ample parking*
- *Ideal family accommodation*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy porch

with uPVC entrance door leading into the

Entrance hall

Oak flooring, carpeted stairs leading up with useful understairs storage cupboard, smoke alarm, 2 wall lights, space for coat and shoe storage, door leading through to the

Dining room

Oak flooring, 3 wall lights, 1 ceiling light point, radiator, feature woodburning stove, door into the living room and opening into the kitchen/breakfast room.

Living room

Carpet, radiator, 3 wall lights, 1 ceiling light point, feature woodburning stove with brick surround and tiled hearth, double-glazed bay window to the front with views to open countryside.

Kitchen/breakfast room

Fitted with matching base and wall units, ample worksurface space, fitted island with storage under, surface space, 4-ring gas hob, double electric oven, 1 1/2 bowl stainless steel sink and drainer with tiled splashback, under counter space for dishwasher and washing machine, space for free-standing fridge/freezer, large radiator, dual aspect double-glazed windows to the side and to the rear, wall mounted gas central heating boiler, tiled floor, recessed spotlights, door in to the

Conservatory

Tiled floor, electric underfloor heating, recessed spotlights, double-glazed windows, double-glazed French doors leading out to the rear garden.

First floor landing

Double-glazed window with views across open countryside towards Hereford city. fitted carpet, radiator, smoke alarm, recessed spotlights and doors to

Bedroom 1

Fitted carpet, radiator, recessed spotlights, built-in wardrobe cupboard with hanging rails and fitted shelving, double-glazed bay window to the front aspect with bench seat and storage under.

Bedroom 2

Fitted carpet, radiator, double-glazed window to the side aspect with views across Herefordshire into open countryside.

Bedroom 3

Fitted carpet, radiator, double-glazed window and built-in storage cupboard.

Bathroom

A full modern suite comprising panelled bath with tiled surround, double-width shower cubicle with rainfall shower head over and tiled surround, low flush WC, vanity wash hand basin with storage under and mirrored storage cabinet above, heated towel rail, double-glazed window, recessed spotlights, extractor, tiled floor with electric underfloor heating.

Outside

To the front of the property there is an iron gate providing access to the paved pathway leading to the front door. Steps also lead round to the side patio area, perfect for entertaining, nice and private, with views across Herefordshire. There is a paved pathway then leading round to the parking with ample parking for several cars, private for number 2 Slade Gate Cottages.

The remainder of the garden is mostly laid to lawn enclosed by hedging with a variety of mature trees and shrubbery including apple trees. There is an outside brick-built store, perfect for storage.

Services

Mains water, electricity and gas are connected. Gas-fired central heating. Private drainage system.

Outgoings

Council tax band C, payable 2024/25 £2050.97.

Directions

Proceed south out of Hereford over Greyfriars Bridge to the Asda roundabout taking the 1st exit onto Ross Road. Continue past the Broadleys public house and at the next set of traffic lights take the left-hand turning onto Bullingham Lane. Continue to the next mini-roundabout taking the 2nd exit, continuing onto Bullingham Lane, and at the next mini-roundabout take the 2nd exit straight over. Continue down this road and as you head under the bridge take the immediate turn right and follow the private track all the way down to the end of the lane and the property is situated on the left-hand side, as indicated by the Agent's FOR SALE board.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

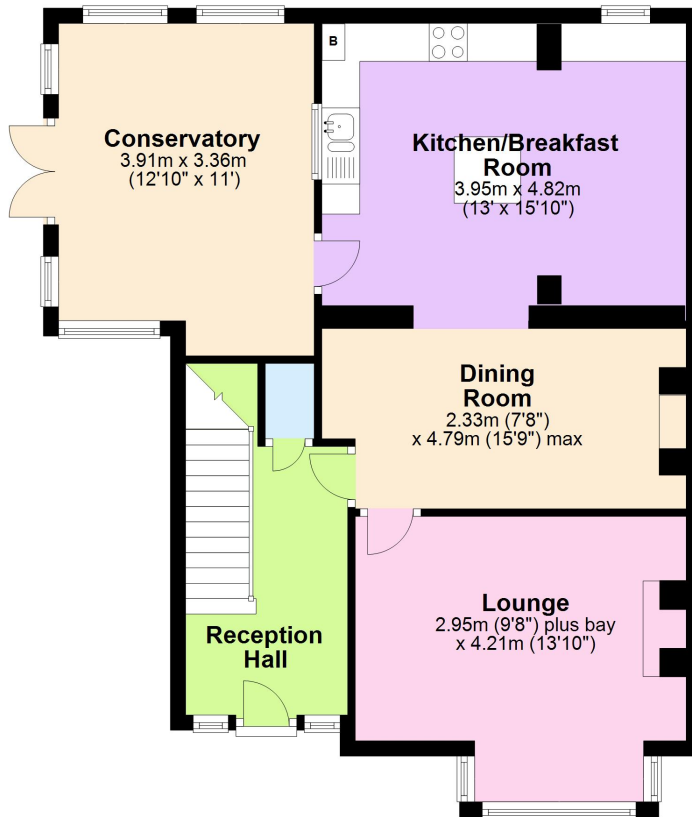
Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



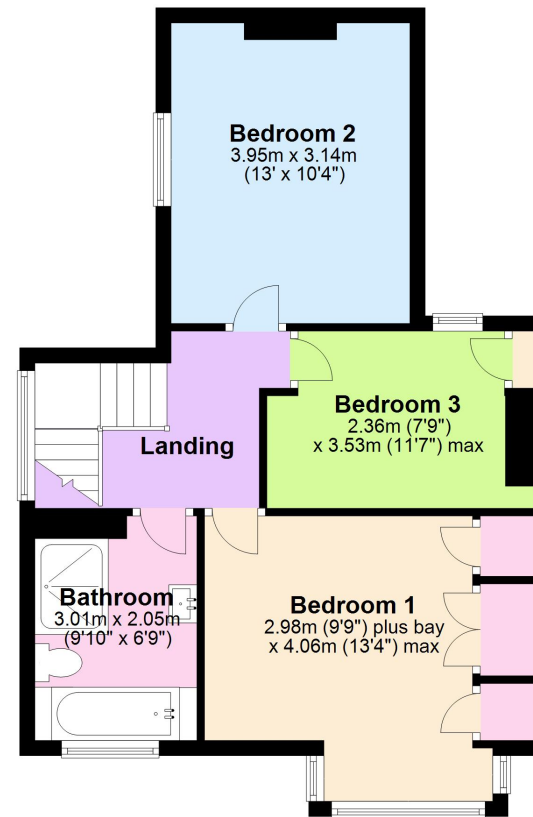
Ground Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 118.7 sq. metres (1277.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			